

Table 1 - Goals & Objectives

GOALS	OBJECTIVES				
	CIVIC BUSINESS DISTRICT Preservation and Enhancement as civil focal point	ESTABLISHED CITY Maintenance and encouragement of long term neighborhood stability	DEVELOPING CITY Encouragement of new development in coordination with public services	INTERSTATE CORRIDOR Encouragement of high quality major mixed-use developments	AREA WIDE Quasi-independent growth center within the multi county region
ECONOMIC BASE Balanced, diversified and sufficient economic base	<ul style="list-style-type: none"> • Feature retail specialty stores with quality goods and services • Promote as center for financial, real estate insurance and professional services • Strengthen as center for city government, civic affairs, civic organizations 	<ul style="list-style-type: none"> • Create reinvestment opportunities in existing neighborhoods and commercial areas • Reinforce existing investments in existing neighborhoods and commercial areas 	<ul style="list-style-type: none"> • Concentrate commercial service and office activities in planned rather than “spot” developments • Encourage assembly, warehouse, distribution, clean industrial developments in clustered areas having appropriate services 	<ul style="list-style-type: none"> • Encourage development which takes advantage of the locational and accessibility attributes of the corridor • Encourage major mixed use developments which provide employment 	<ul style="list-style-type: none"> • Retain existing businesses and industries • Encourage formation and growth of new enterprises • Attract businesses seeking new locations: (assembly, warehouse, distribution, service, office, “clean” industrial)
LAND USE Orderly Growth	<ul style="list-style-type: none"> • Encourage mixture of land uses attractive to Greenwood residents • Encourage adaptive reuses of existing buildings 	<ul style="list-style-type: none"> • Protect existing areas from intrusion by incompatible uses • Phase out existing incompatible uses • Reinforce and accommodate compatible uses 	<ul style="list-style-type: none"> • Coordinate new development with public service extensions • Discourage all types of strip and “leap frog” development • Provide for alternative development approaches and types 	<ul style="list-style-type: none"> • Encourage well planned large scale mixed use projects with the highest standards of architecture, landscaping, lighting, signage, internal circulation and infrastructure 	<ul style="list-style-type: none"> • Enforce planning, zoning, building regulations • Encourage new developments which are sensitive to environmental concerns • Preserve and stabilize existing developments • Provide transitional uses between established residential areas and the airport
HOUSING Affordable and safe housing for all individuals and families	<ul style="list-style-type: none"> • Encourage replacement of incompatible housing development with that which is appropriate • Encourage preservation and rehabilitation of housing stock where compatible with other development 	<ul style="list-style-type: none"> • Preserve existing stock by code enforcement, zoning regulations, and preservation activities • Encourage rehabilitation of existing structures • Enhance neighborhood amenities 	<ul style="list-style-type: none"> • Encourage a variety of housing types and alternatives • Require full utility service as a pre-requisite for development • Encourage large scale, well planned, developments with amenities 	<ul style="list-style-type: none"> • Encourage only large scale high density housing which is a part of a well planned mixed use development 	<ul style="list-style-type: none"> • Enforce planning, zoning and building regulations • Preserve existing housing and encourage a variety of new housing types and alternatives
TRANSPORTATION Safe and efficient movement of people and goods	<ul style="list-style-type: none"> • Improve traffic flow and capacity • Develop adequate parking 	<ul style="list-style-type: none"> • Eliminate non-local traffic from neighborhoods • Improve critical sections of system on priority basis • Improve overall system operation and safety 	<ul style="list-style-type: none"> • Establish thoroughfare plan • Preserve future rights-of-way • Minimize access points onto thoroughfare system • Coordination of transportation improvements with other public/private projects • Improve and accommodate airport • Encourage retention of rail service 	<ul style="list-style-type: none"> • Develop additional interchange with I-65 at County Line Road • Protect operational safety and capacity of existing interchange of I-65 with Main Street • Minimize access points onto thoroughfare system • Coordination of transportation improvements with other public/private projects 	<ul style="list-style-type: none"> • Cooperate and coordinate with Indianapolis Regional Transportation and Development Study (IRTADS) in recognition of the regional significance of transportation issues • Establish and adopt thoroughfare plan
OPEN SPACE AND RECREATION Recreation facilities for all residents	<ul style="list-style-type: none"> • Encourage streetscape and facade improvements 	<ul style="list-style-type: none"> • Maintain and improve existing park facilities 	<ul style="list-style-type: none"> • Encourage large scale developments to provide open spaces and stormwater retention areas as amenities • Incorporate woodlands and drainage courses as amenities into site development plans 	<ul style="list-style-type: none"> • Encourage large scale well planned developments to provide the highest standards of landscaping, lighting and signage within open space areas 	<ul style="list-style-type: none"> • Encourage joint school, park, church, institutional, recreational programs and facilities
COMMUNITY FACILITIES Public facilities which shape and direct new growth and stabilize existing development	<ul style="list-style-type: none"> • Maintain community focus • Promote reinvestment through upgrade of public services and improvements 	<ul style="list-style-type: none"> • Target public improvements to preserve and stabilize neighborhoods 	<ul style="list-style-type: none"> • Strategically locate governmental support facilities and extend services to shape and direct growth • Extension of facilities and services in cost effective manner 	<ul style="list-style-type: none"> • Strategically locate governmental support facilities and extend services only to well planned high quality development 	<ul style="list-style-type: none"> • Promote and support public services and facilities that can best be provided on a county or regional basis

Figure 1 - Housing Study & Neighborhood Analysis

S = Structural Condition

- 1 - good repair and upkeep
- 2 - good structurally, but in need of minor repairs
- 3 - structural defects
- 4 - several structural defects

E = Environmental Condition

- 1 - yard and buildings well maintained
- 2 - evidence of neglect
- 3 - major neglect
- 4 - health and safety hazard

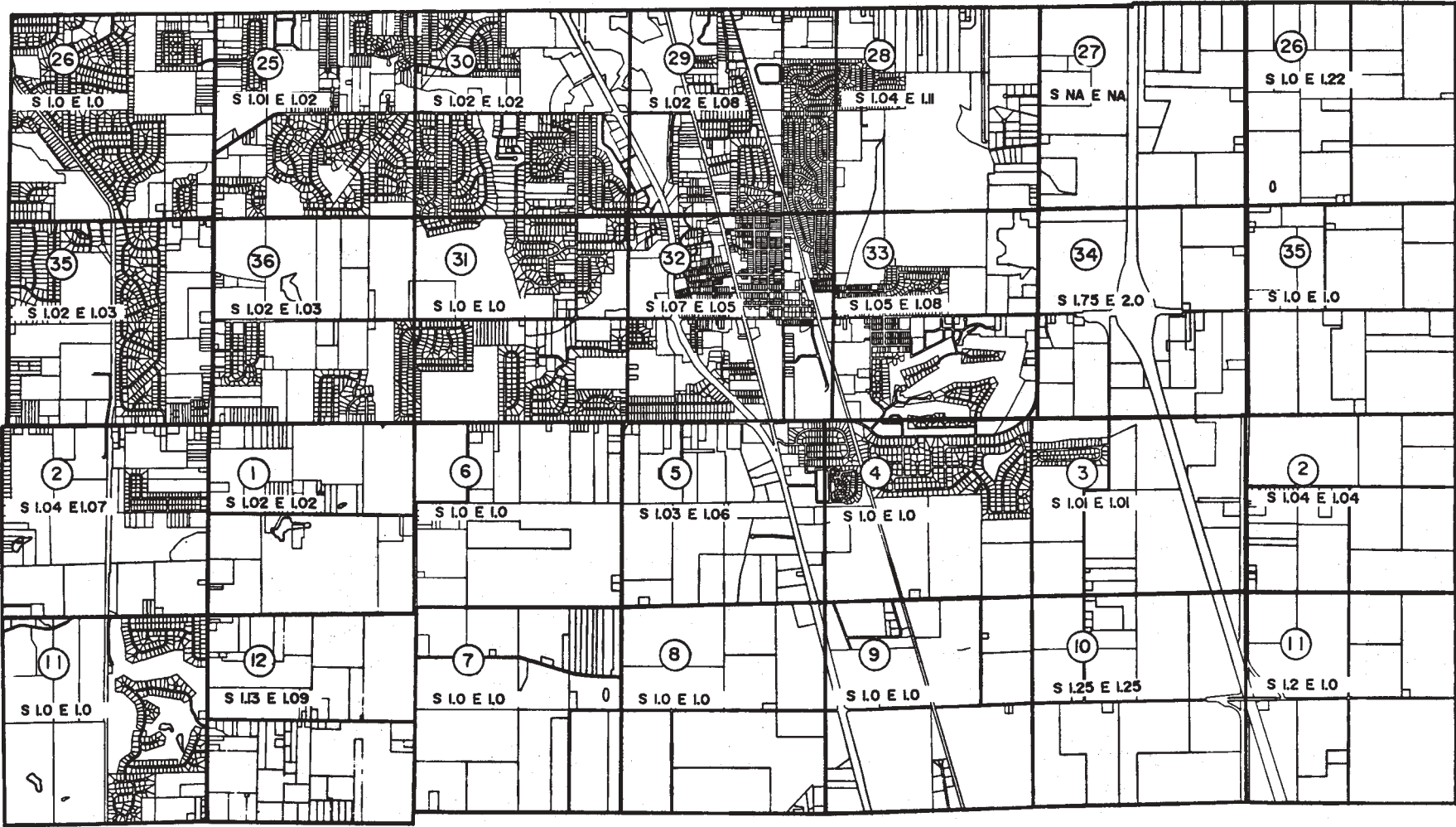


Figure 2 - Drainage Patterns

Legend

- ② Well drained, nearly level to moderately sloping soils on terraces
- ⑤ Poorly drained and somewhat poorly drained, deep nearly level soils
- ⑦ Well drained and somewhat poorly drained, nearly level to moderately steep soils on uplands
- ⑨ Well drained, gently sloping to very steep soils on uplands

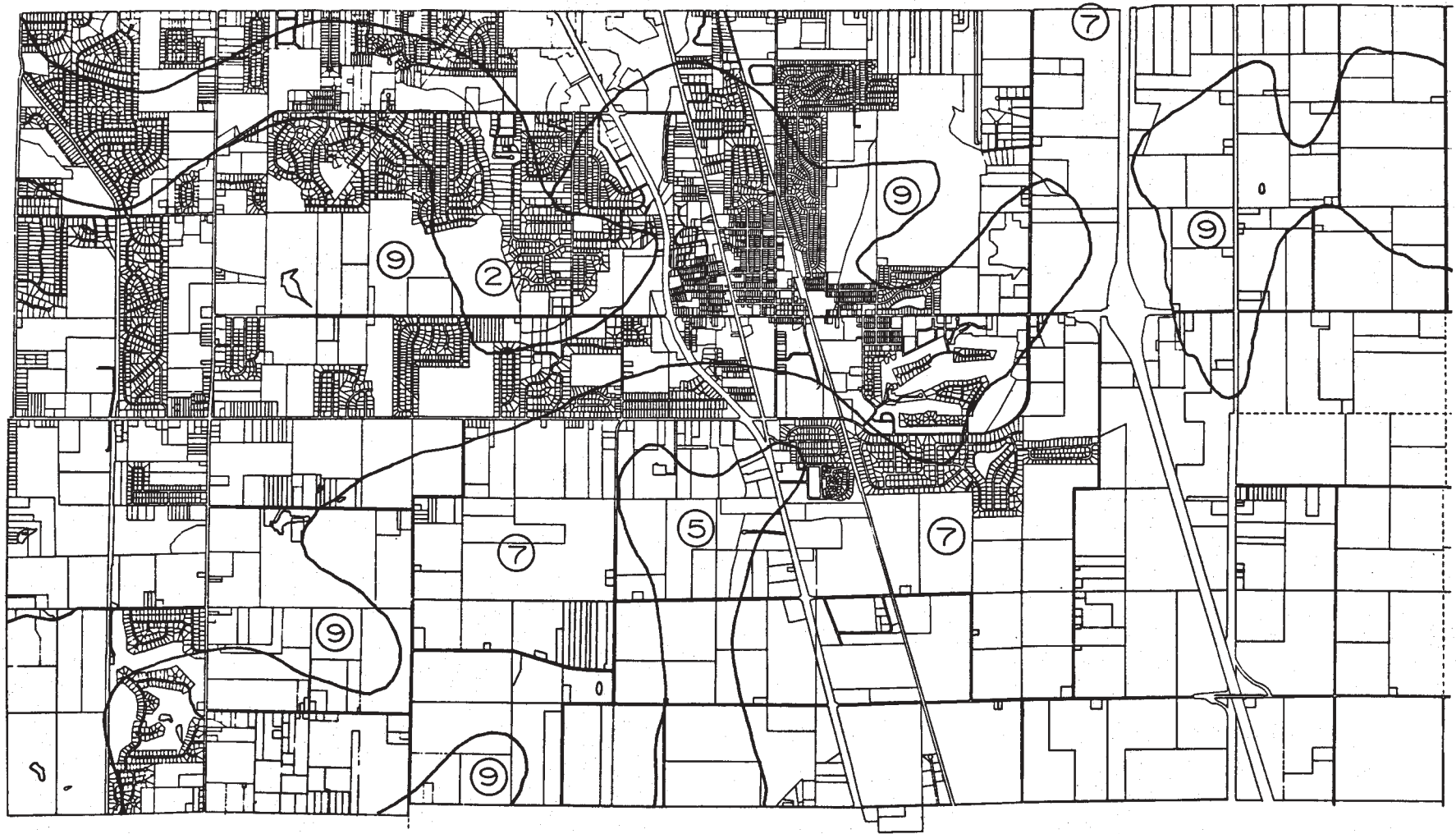


Figure 3 - Sanitary Sewer Service Area

Legend

- — — — — limit of service area agreement
- major sanitary sewer trunk lines
- • • • • proposed trunk lines

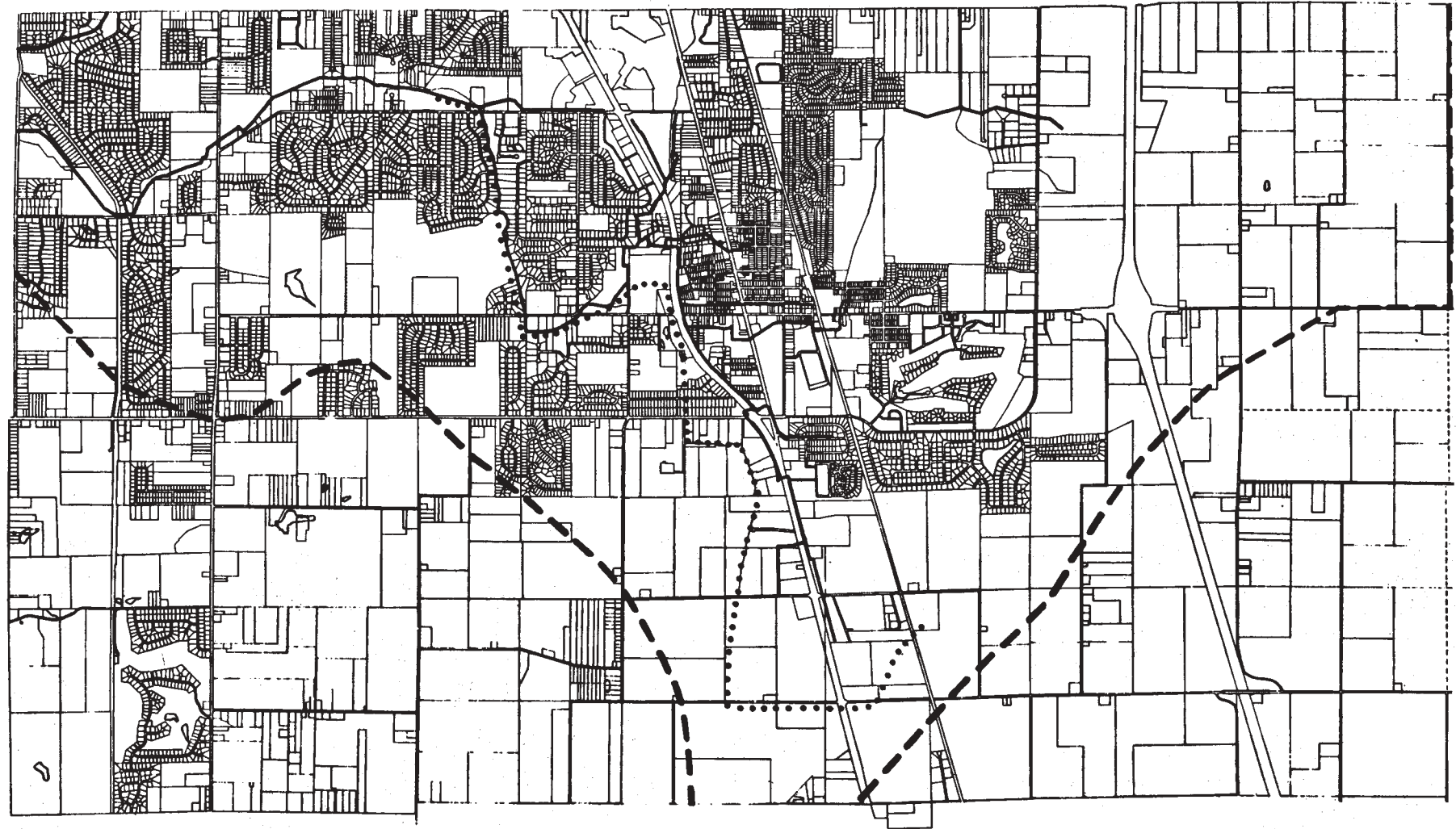


Figure 4 - Flood Plains

General View Showing 100 Year Flood Patterns

For more detail, see "Flood Hazard
Boundary Maps" for Greenwood
and Johnson County, available
from the Federal Emergency
Management Agency

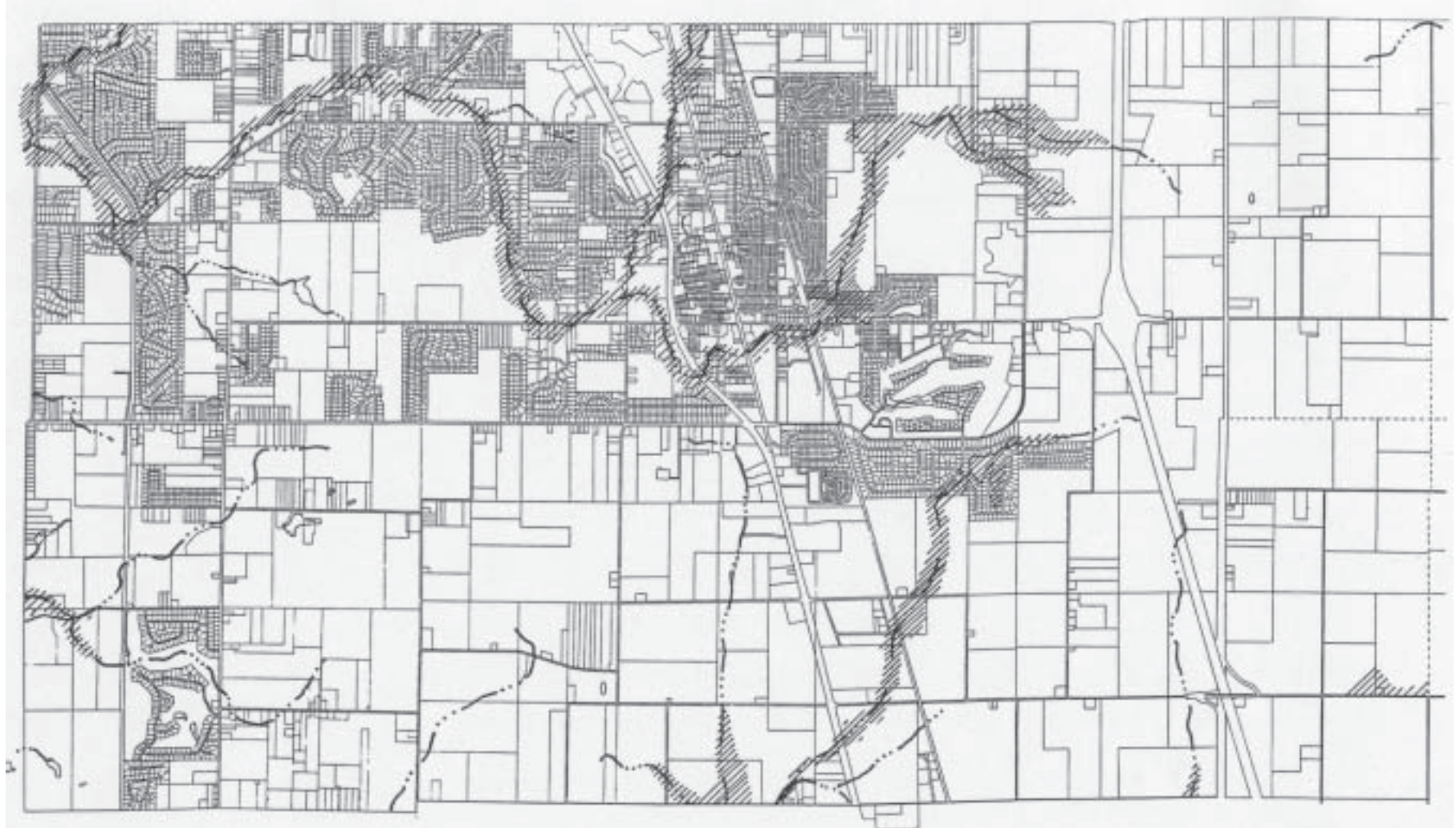


Figure 5 - Right-of-Way

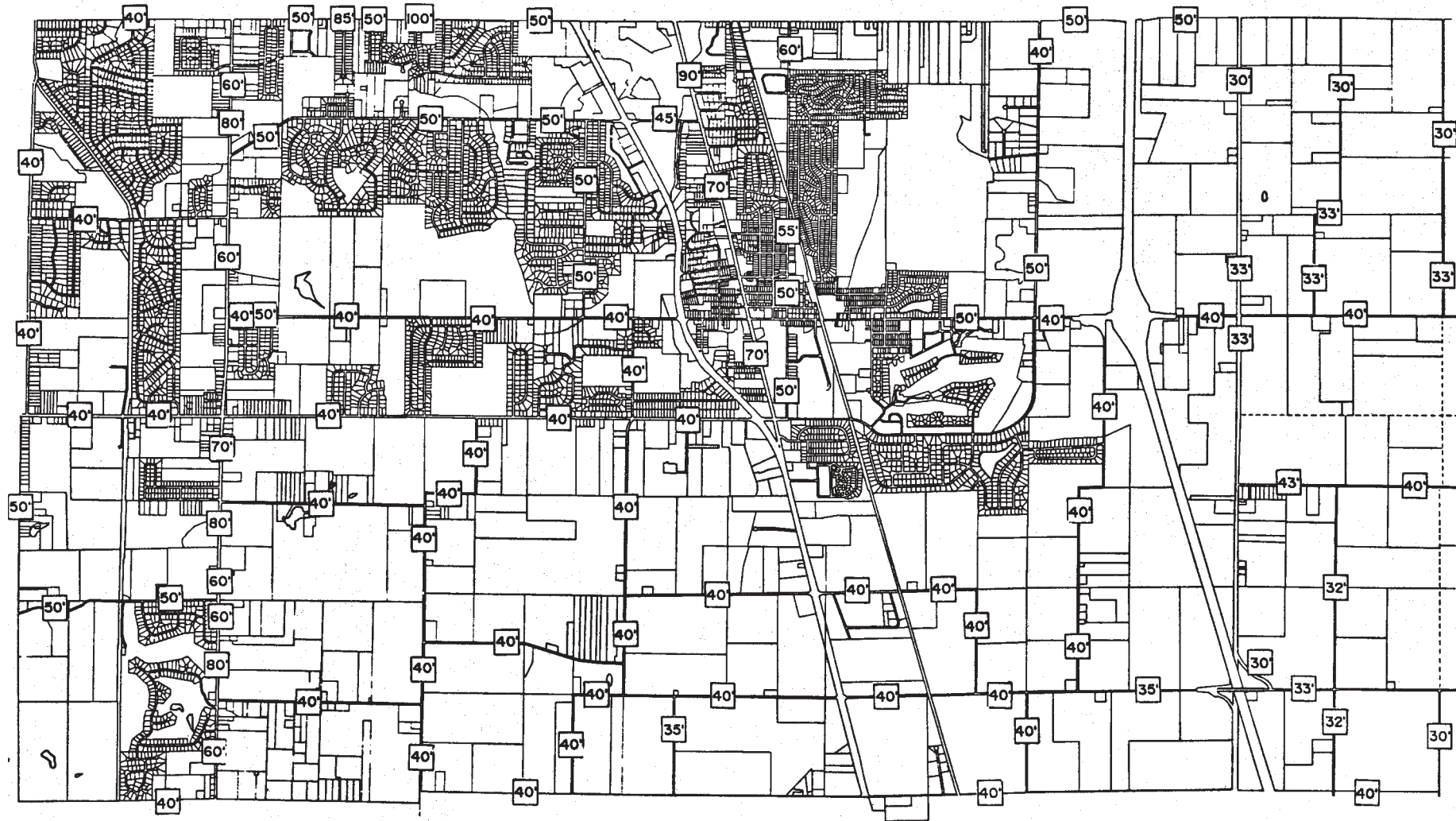


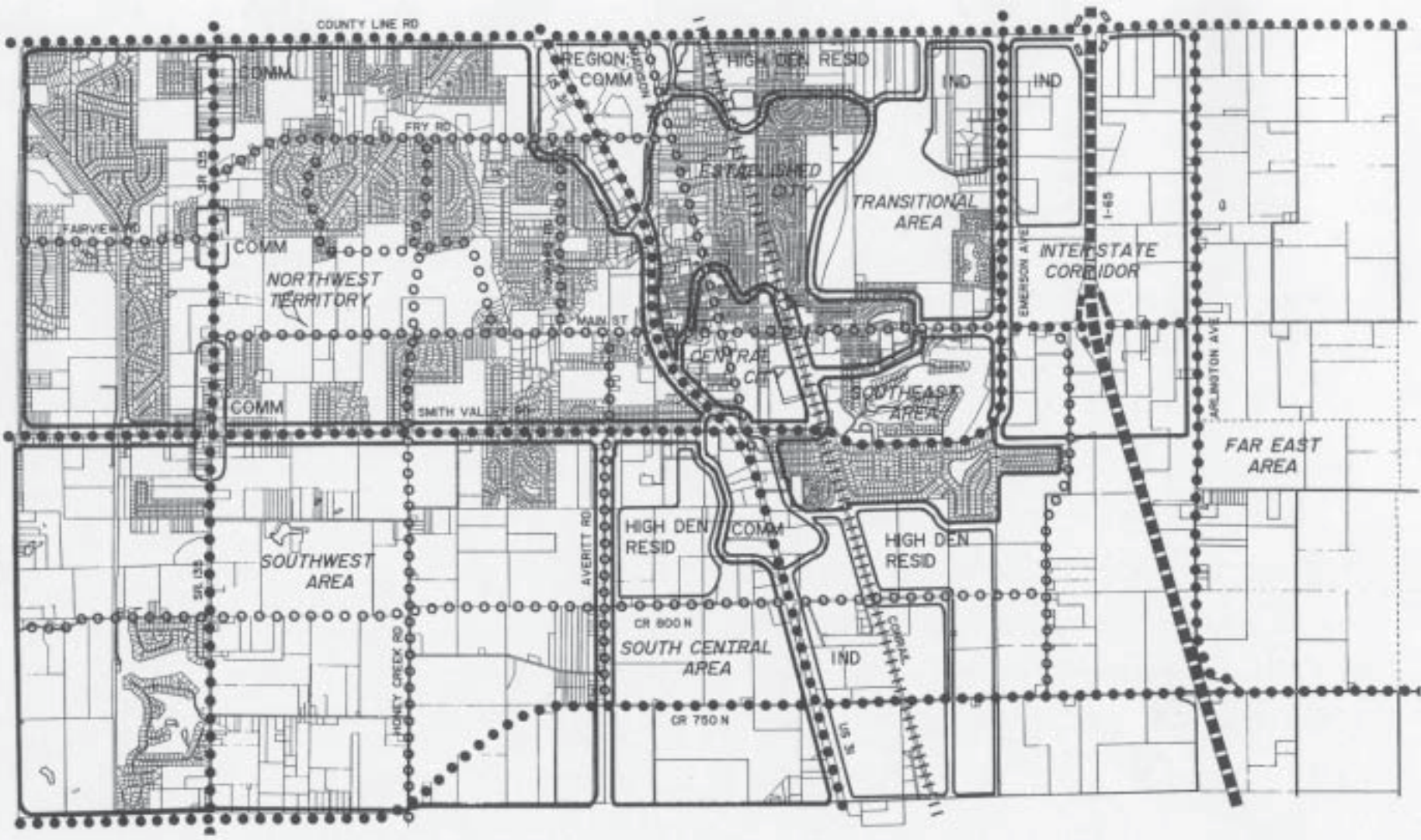
Figure 6 - General Illustration of Policy Plan for Greenwood Area

Policy Areas

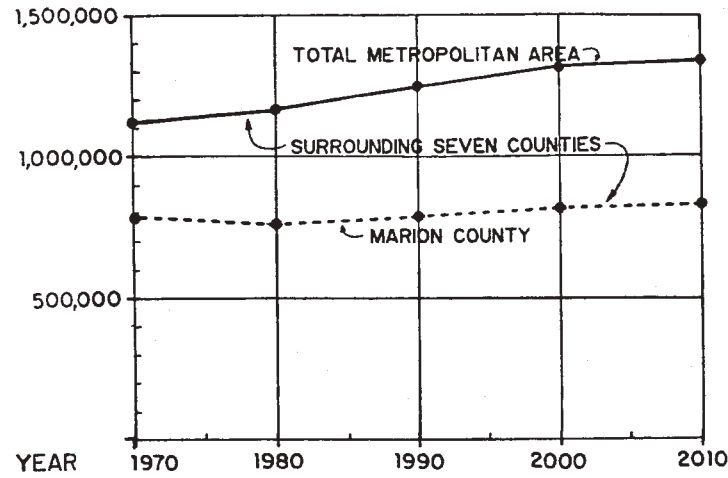
- Central City
- Established City
- Interstate Corridor
- Developing City
 - Northwest Territory
 - Southwest Area
 - South Central area
 - Southeast Area
 - Far East Area
- Transitional Area

Transportation Framework

- Primary Service
- Secondary Service
- Interstate Highway
- Railroad



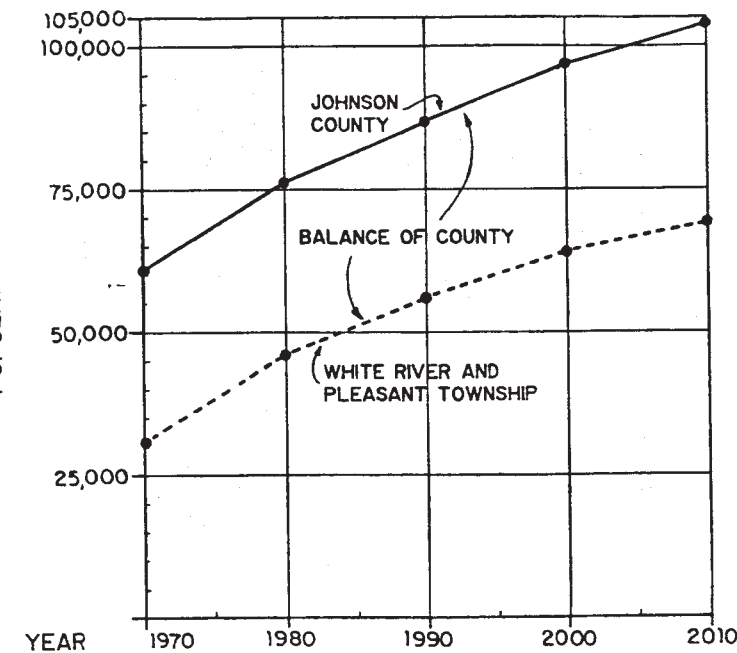
Graphs - Population Trends and Forecasts



REGIONAL POPULATION TRENDS AND FORECASTS

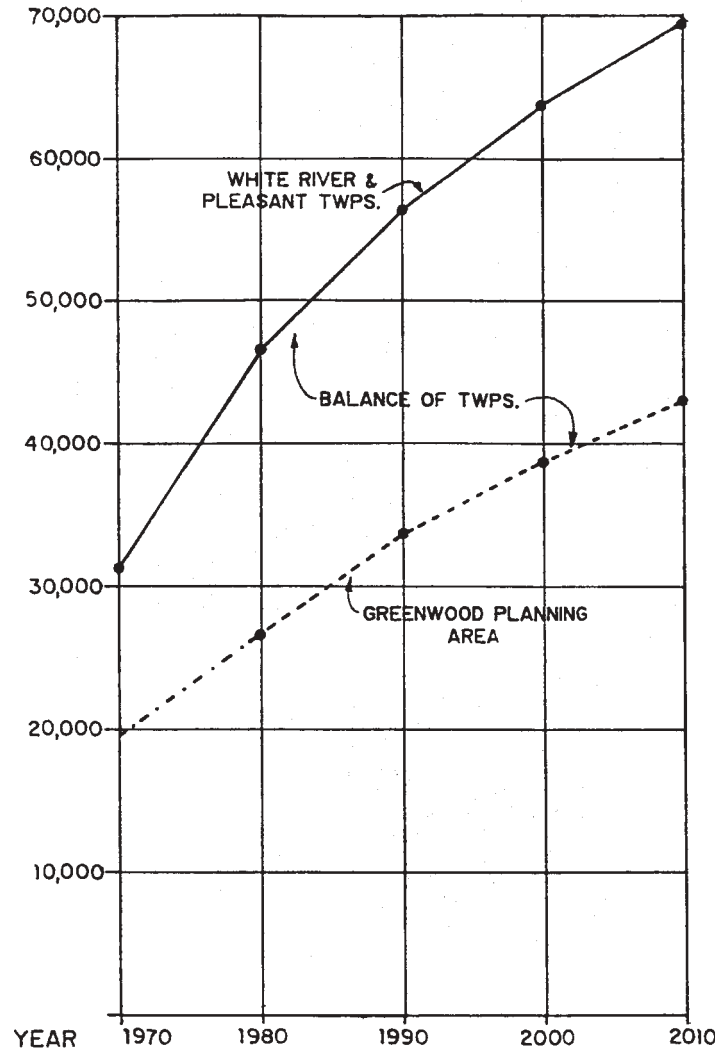
POPULATION

POPULATION

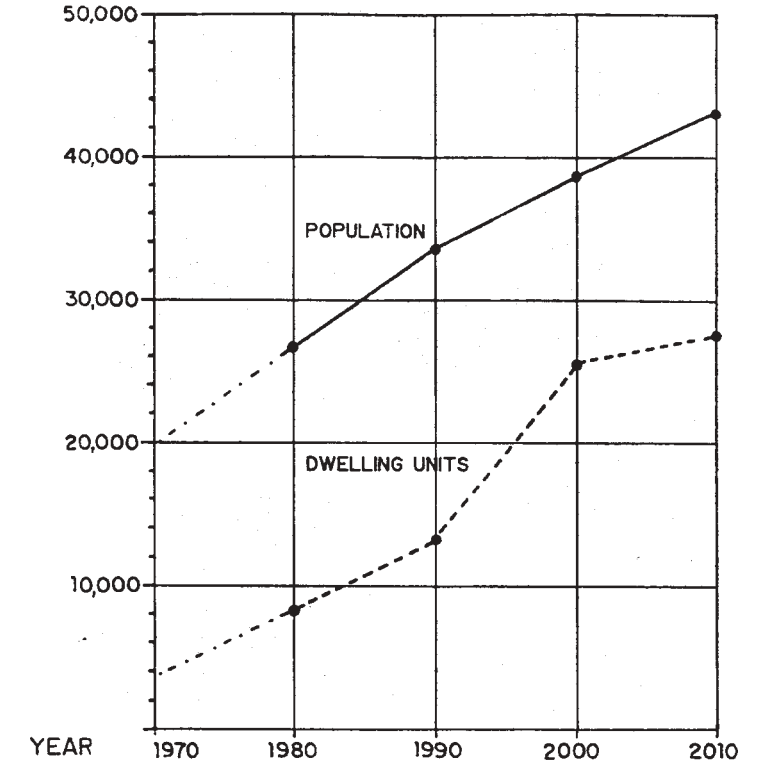


JOHNSON COUNTY POPULATION TRENDS AND FORECASTS

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GREENWOOD PLANNING AREA
POPULATION TRENDS AND FORECASTS



GREENWOOD PLANNING AREA
POPULATION AND DWELLING UNITS
TRENDS AND FORECASTS

Figure 7 - Land Use Plan
Greenwood Comprehensive Plan - Adopted 1988

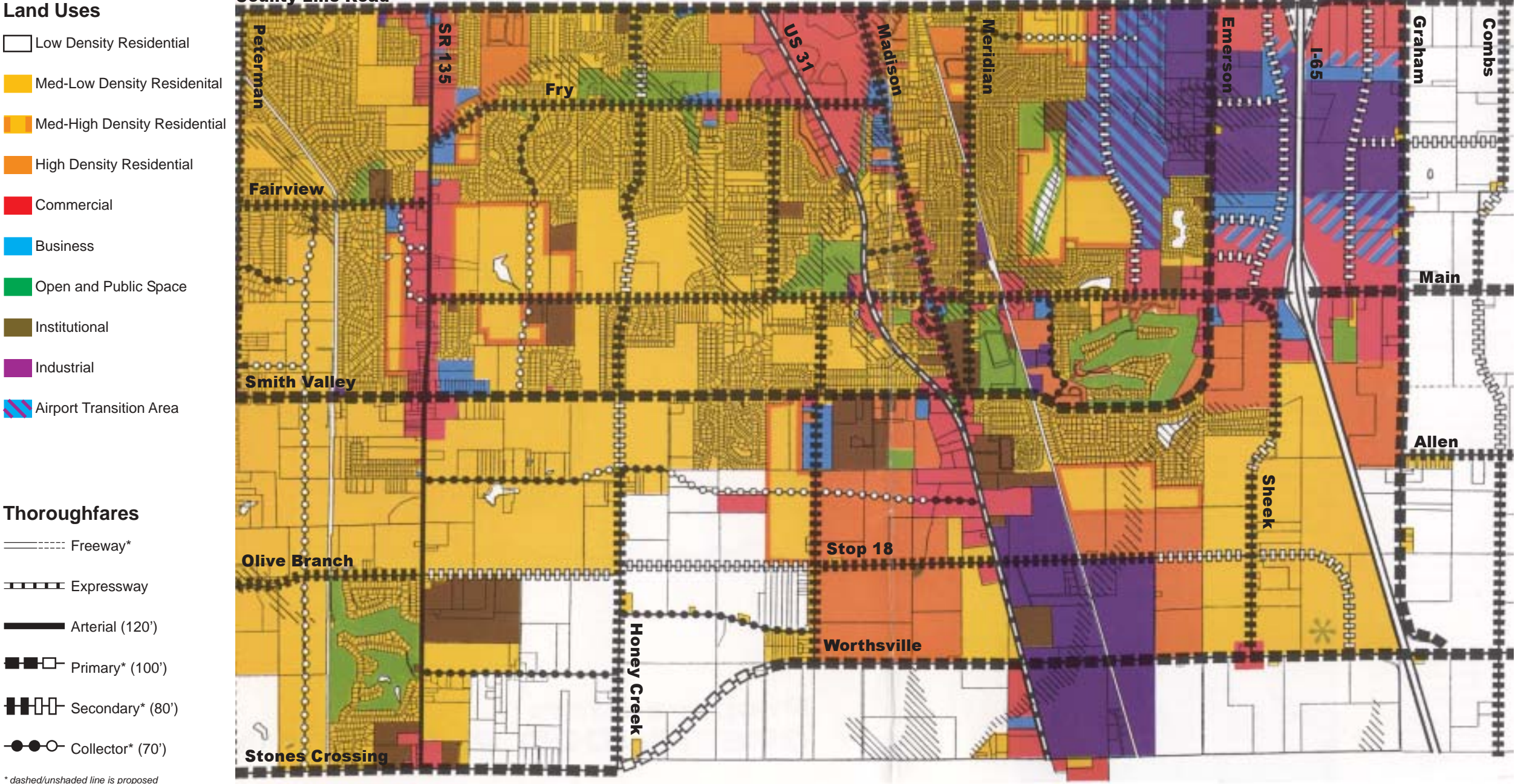


Figure 8 - Thoroughfare Plan

Legend

- Freeway*
- Expressway
- Arterial (120')
- Primary* (100')
- Secondary* (80')
- Collector* (70')

* dashed/unshaded line is proposed

